



PHAP14-00004

Date: March 24, 2014
Application Type: Certificate of Appropriateness
Property Owner: Virginia Guerrero
Representative: Virginia Guerrero
Legal Description: Lots 20 and 21, Block 8, Manhattan Heights, City of El Paso, El Paso County, Texas.
Historic District: Manhattan Heights
Location: 2817 Wheeling
Representative District: #2
Existing Zoning: R-4/H (Residential/Historic)
Year Built: 1915
Historic Status: Contributing
Request: Certificate of Appropriateness for the partial enclosure of the front porch, after the fact.
Application Filed: 2/11/2014
45 Day Expiration: 3/28/2014

ITEM #1



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for the partial enclosure of the front porch, after the fact

STAFF RECOMMENDATION:

The Historic Preservation Office recommends DENIAL of the proposed scope of work based on the following recommendations:

The Design Guidelines for El Paso's Historic Districts, Sites, and Properties recommend the following:

- Enclosure of a porch is not appropriate.
- Introduce additions in locations that are not visible from the street-generally on rear elevations.
- Locate additions carefully so they do not damage or conceal significant building features or details.
- Design an addition so it is compatible in roof form, proportions, materials and details with the existing structure.

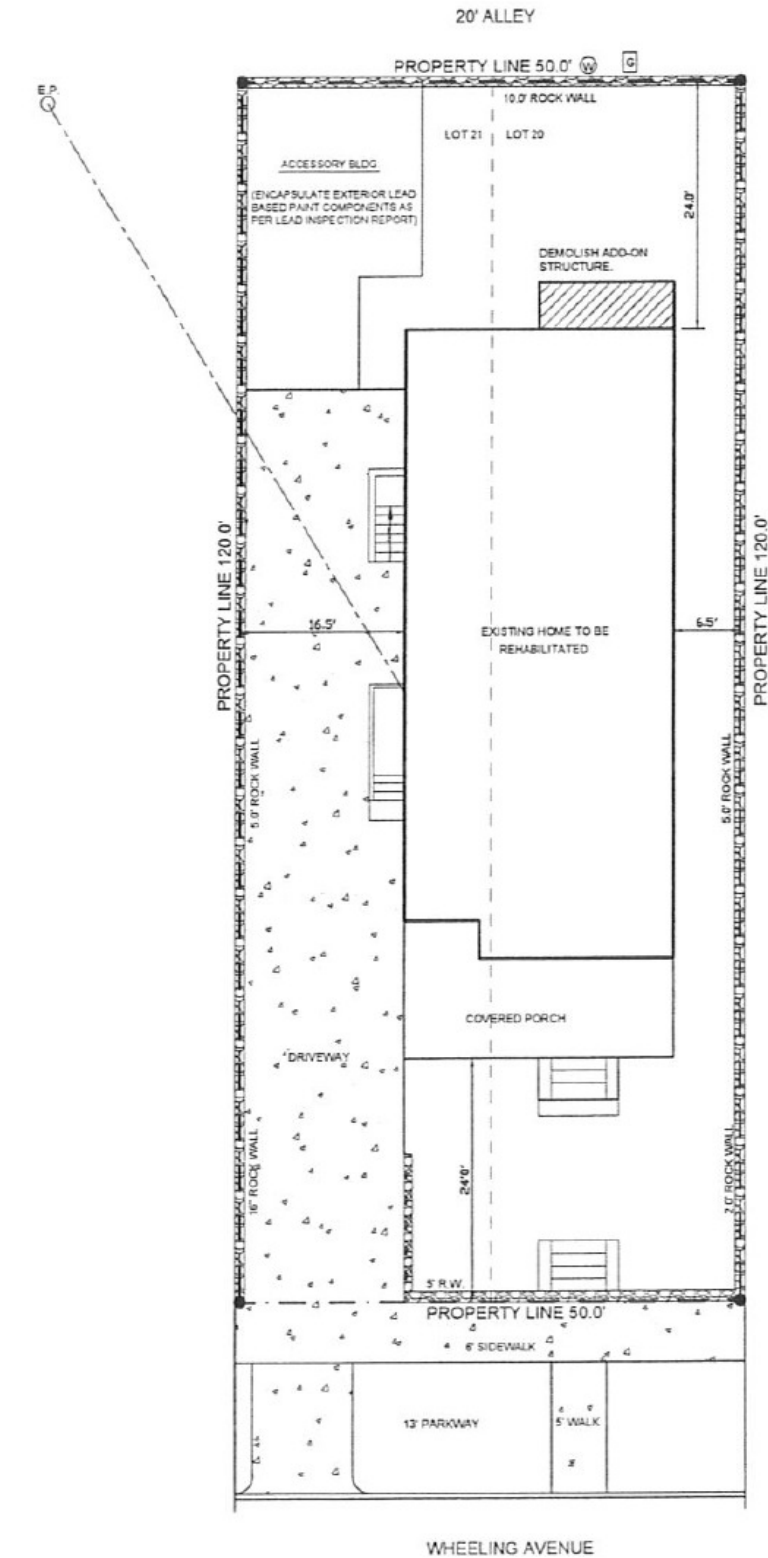
The Secretary of the Interior's Standards for Rehabilitation recommend the following:

- New construction will not destroy historic materials, features, and spatial relationships that characterize the property.

AERIAL MAP



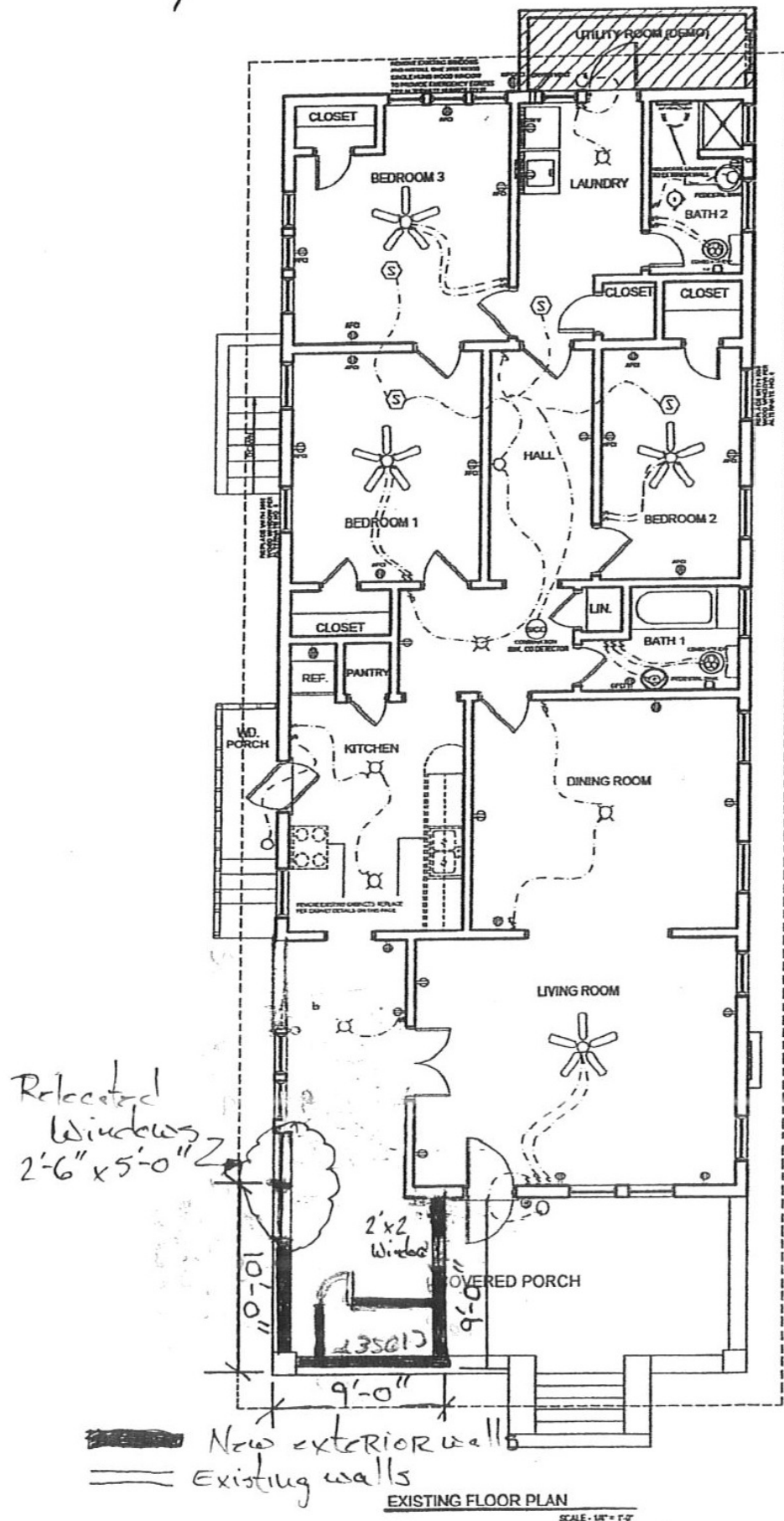
EXISTING SITE PLAN



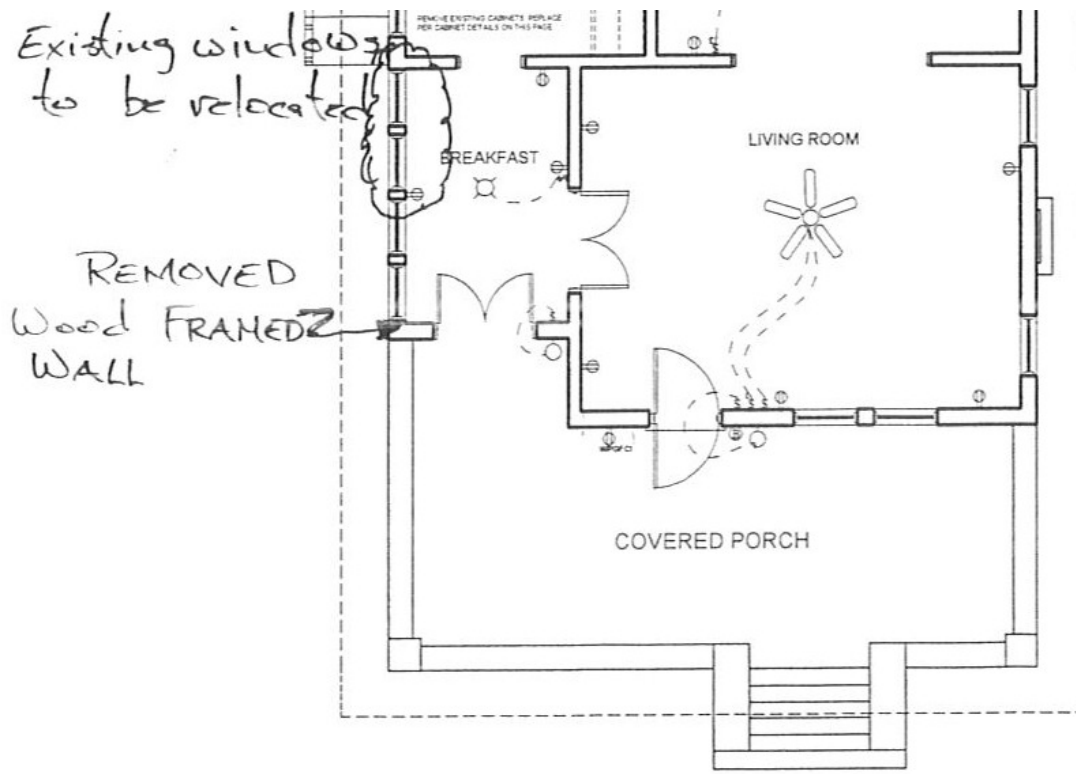
SITE PLAN

1" = 10'-0"

EXISTING FLOOR PLAN

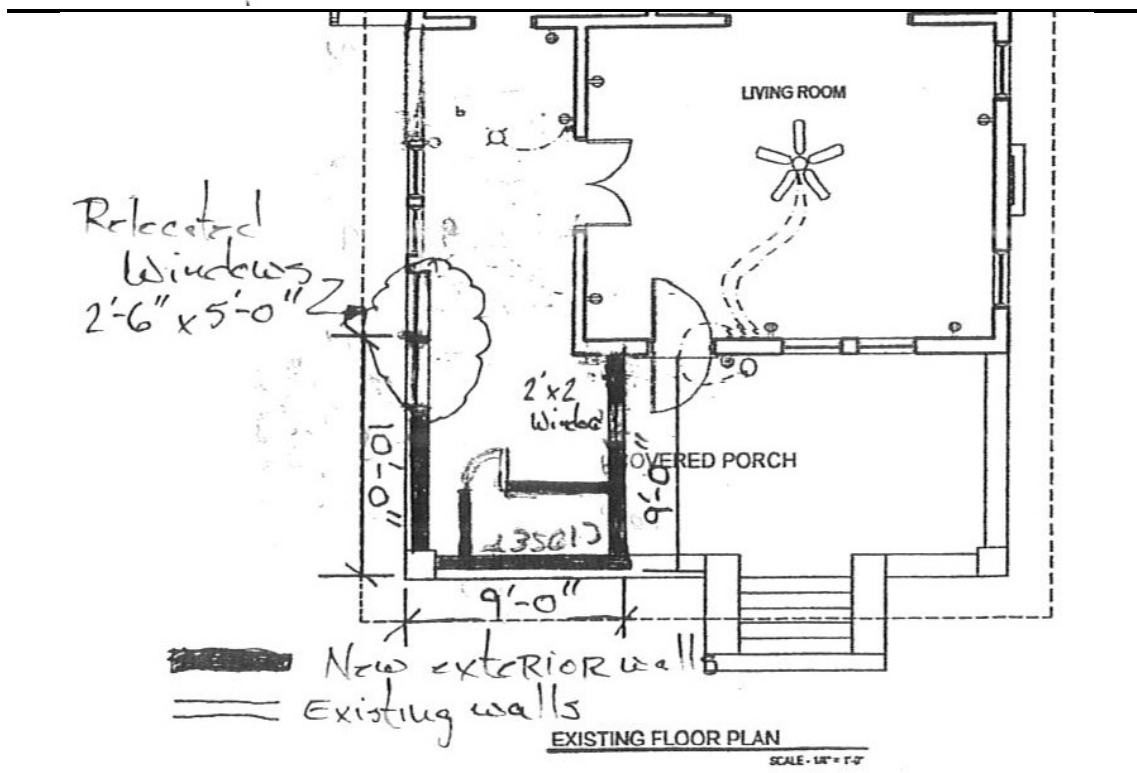


ORIGINAL AND CURRENT FLOOR PLAN



EXISTING FLOOR PLAN

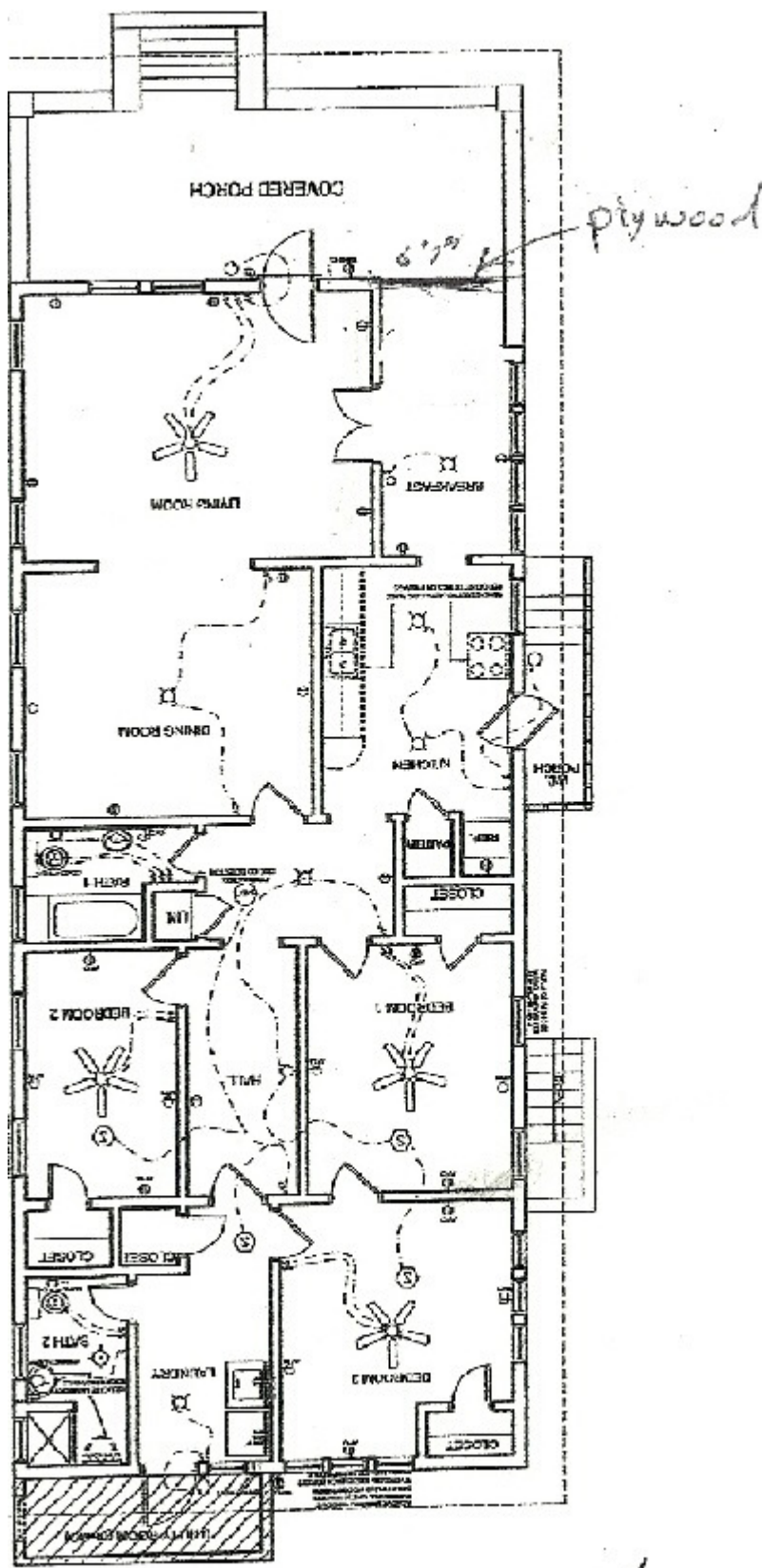
SCALE - 1/8" = 1'-0"



PHOTOS OF FRONT AND SIDE ELEVATION



PROPOSED PLAN



PROPOSED ELEVATION

new wall
will be plywood
painted white

